

Doc. # 5075

ADOPTED

MEMORANDUM

JULY 14, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 60 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Neighborhoods

Recommendations

	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton				
Back Bay				
Beacon Hill				
Charlestown				
Chinatown				
City Proper	1		1	
Dorchester	8	3		2
East Boston	3			1
Fenway				
Government Center				
Hyde Park				
Jamaica Plain	4			
Kenmore				
Mattapan	1	1		
North End		2		
Roslindale				
Roxbury				
South Boston	3	2		1
South Cove				
South End	3			
West Roxbury	1	2		

Allston-Brighton

Approval Z-11660. 29-31 Montfern Ave. Enclose porches.

Approval Z-11692. 1660-1670 Soldiers Field Rd. Radio tower.

Approval Z-11650- 10-12 Ashford St. Combine for four apartments.
11651.

Denial Z-11712. 60 North Crescent Circuit. One to two family dwelling.

Approval Z-11717. 43-45 Burton St. Two family dwelling.

Approval Z-11718. 15-17 Wade St. Addition.

Approval Z-11688. 30 North Beacon St. Restaurant addition.

Approval Z-11694. 125 Western Ave. Satellite dish.

Denial Z-11702. 66-68 Seattle St. Office/warehouse structure.
w/o
Prejudice

Approval Z-11722. 15-19 McDonald Ave. Convert to light manufacturing
and office.

Approval Z-11724. 69-71 Oakland St. Two family dwelling.

City Proper

Approval Z-11669. 201 Washington St. Mezzanine addition.

Denial Z-11695. 273-275 Claredon St. Deck and fence.
w/o
Prejudice

Dorchester

Approval Z-11617. 1386 Dorchester Ave. Repair garage.

Approval Z-11649. 10-34 Freeport St. Commercial laundry facility.

Approval Z-11698. 15 Cushire Ave. Two to three family dwelling.

Deferral Z-11711. 250 Columbia Road. Lodging house to family shelter.

Approval Z-11715. 164 Glenway St. Two to three family dwelling.

Denial Z-11719. 4 Fuller St. Three family dwelling.

Approval Z-11720. 969 Wm. T. Morrissey Blvd. Gas station islands, canopy.

Denial Z-11723. 860 Adams St. Dormer additions.

Approval Z-11728. 1024 Dorchester Ave. Ancillary parking.

Denial Z-11730. 23R Glendale St. Repair shop garage.

Approval Z-11737. 197 Hamilton St. Addition.

Approval Z-11813- 9 Josephine St. and 454-458 Geneva Ave. Two and
11814. six unit townhouses.

Deferral Z-11833. 394 Washington St. Convert to lodging house and
apartment.

East Boston

Approval Z-11691. 418 Sumner St. Rear Fence.

Approval Z-11697. 40 Waldemar Ave. Addition.

Approval Z-11703. 629 Saratoga St. Enclose patio area.

Deferral Z-11761- 102-106 Brooks St. Two family dwelling.
11762.

Hyde Park

Approval Z-11709. 202 Neponset Valley Pkwy. Doughnut shop.

Denial Z-11700. 38-40 Hale St. Two family dwelling.
w/o
Prejudice

Jamaica Plain

Approval Z-11684. 33-35 Rosemary St. Accessory parking.

Approval Z-11654. 215 Pond St. Minimal addition.

Approval Z-11729. 14 Clive St. Enclose porches.

Approval Z-11719. 10 Westerly St. Two to three family dwelling.

Mattapan

Approval Z-11682. 1257 Blue Hill Ave. Addition to church.

Denial Z-11738. 51 Fabyan St. Two family dwelling.

North End

Denial Z-11671. 37 Sheafe St. Eight to ten apartments, addition.

Denial Z-11693. 36-38 Lewis St. Legalize six apartments, addition.

Roslindale

Approval Z-11727. 261 Metropolitan Ave. Addition.

Deferral Z-11607. 4040 Washington St. Thirty-six apartments.

Roxbury

Approval Z-11434- 40-46 Cheney, 36-38 Crawford, 131-141 Homestead,
11451. 71-91 Georgia, 32-36 Maple St., 59-79, 54-74 Elm Hill
Ave. Reduce occupancies, remove rear porches.

Approval Z-11663- 348-352 Walnut Ave., 3 Ruthven St. Subdivide.
11665.

Approval Z-11699. 66 Norfolk Ave. Waste transfer station addition.

South Boston

Denial Z-11677- 279-281 D. St. Subdivision.
11678

Approval Z-11680. 836 East Third St. Addition of second floor.

Deferral Z-11681. 501-503 East Eighth St. Addition.

Approval Z-11710. 789 East Broadway. Convent to eleven apartments.

Approval Z-11713. 521 East Seventh St. Storage addition.

Denial Z-11725. 159 West Third St. Three to four family dwelling.

South End

Approval Z-11696. 76 Chandler St. Rooming house to three family dwelling.

Approval Z-11726. 150-152 Chandler St. Legalize nine apartments.

Approval Z-11897. 300 Shawmut Ave. Convert to lodging house and
apartment, dormer addition.

West Roxbury

Denial Z-11689. 2445 Centre St. Addition.

Denial Z-11701. 1 Hastings St. Basement apartment

Approval Z-11721. 145-151 Spring St. Gas station canopy.

BOARD OF APPEAL REFERRALS

JULY 14, 1988

Hearing

- | | | | |
|-----|---------------|---------|---|
| *1. | Z-11434-11451 | 7/26/88 | Long Bay Management
40-46 Cheney Street, 36-38 Crawford Street,
131-141 Homestead Street, 71-73 & 89-91
Georgia Street, 32-36 Maple Street, and
59-79 & 54-62 & 74 Elm Hill Avenue, Roxbury |
| 2. | Z-11607 | 7/26/88 | Whipple Avenue Realty Trust
4040 Washington Street, Roslindale |
| 3. | Z-11617 | 7/26/88 | Mario Schiavo
1386 Dorchester Avenue, Dorchester |
| *4. | Z-11649 | 8/2/88 | William C. Casey, Trustee
10-34 Freeport Street, Dorchester |
| 5. | Z-11650-11651 | 8/2/88 | Mark Rosenberg, Trustee
10-12 Ashford Street, Allston |
| 6. | Z-11654 | 7/26/88 | Peter J. Terres
215 Pond Street, Jamaica Plain |
| 7. | Z-11660 | 7/26/88 | John Deligannides
29-31 Montfern Avenue, Brighton |
| 8. | Z-11663-11665 | 7/26/88 | John Guenthner
348 & 352 Walnut Avenue & 3 Ruthven Street
Roxbury |
| 9. | Z-11669 | 8/9/88 | The Boston Company, Inc.
201 Washington Street, Boston |
| 10. | Z-11671 | 8/2/88 | Joseph Peroncello
37 Sheafe Street, Boston |
| 11. | Z-11677-11678 | 7/26/88 | Charles Cooper
279-281 D Street, South Boston |
| 12. | Z-11680 | 7/26/88 | Michael Gannon
836 East Third Street, South Boston |
| 13. | Z-11681 | 7/26/88 | Carson Bay Associates
501-503 East Eighth Street, South Boston |
| 14. | Z-11682 | 7/26/88 | Morning Star Baptist Church
1257 Blue Hill Avenue, Mattapan |
| 15. | Z-11684 | 7/26/88 | Linda L. Warren
33-35 Rosemary Street, Jamaica Plain |

*not included in original submission

BOARD OF APPEAL REFERRALS

JULY 14, 1988

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16.	Z-11688	8/9/88	Scotts Food Services, Inc. 30 North Beacon Street, Brighton
17.	Z-11689	7/26/88	Edward McDonough 2445 Centre Street, West Roxbury
18.	Z-11691	7/26/88	William Evans 418 Summer Street, East Boston
19.	Z-11692	8/9/88	WQTV Channel 68 1660-1670 Soldiers Field Road, Allston
20.	Z-11693	7/26/88	J.F. Peronlello 36-38 Lewis Street, Boston
*21.	Z-11694	8/9/88	WGBH Educational Foundation 125 Western Avenue, Brighton
22.	Z-11695	7/26/88	Richard L. Ryan 273-275 Clarendon Street, Boston
23.	Z-11696	7/26/88	Tom Richman & William Burton 76 Chandler Street, Boston
24.	Z-11697	7/26/88	Mr. & Mrs. Richard P. Carvalho 40 Waldemar Avenue, East Boston
25.	Z-11698	8/2/88	William T. Farmer 15 Cushing Avenue, Dorchester
*26.	Z-11699	8/2/88	Laidlaw Waste Systems, Inc. 66 Norfolk Avenue, Roxbury
*27.	Z-11700	8/2/88	William A. Biseglia, Jr. 38-40 Hale Street, Hyde Park
28.	Z-11701	8/2/88	Ronald Heim 1 Hastings Street, West Roxbury
*29.	Z-11702	8/9/88	Robert L. Marchione 66-68 Seattle Street, Allston
30.	Z-11703	8/2/88	Roger & Maxine Teixeira 629 Saratoga Street, East Boston
31.	Z-11709	8/2/88	Felix Lastoria 202 Neponset Valley Parkway, Hyde Park
32.	Z-11710	8/2/88	J. Daniel Ldilorati 789 East Broadway, South Boston

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BOARD OF APPEAL REFERRALS

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33.	Z-11711	8/2/88	Roxbury Multi-Service Center 250 Columbia Road, Dorchester
34.	Z-11712	8/2/88	Patricia L. Ackad & Deborah L. Rossi 60 North Crescent Circuit, Brighton
35.	Z-11713	8/2/88	South Boston Neighborhood House, Inc. 521 East Seventh Street, South Boston
36.	Z-11715	8/2/88	Everet Hill 164 Glenway Street, Dorchester
37.	Z-11717	8/2/88	Alexander J. MacKenzie 43-45 Burton Street, Brighton
38.	Z-11718	8/2/88	James L. O'Connor 15-17 Wade Street, Brighton
39.	Z-11719	8/2/88	Rocco C. Buttiglieri 4 Fuller Street, Dorchester
40.	Z-11720	8/2/88	Shell Oil Company 969 William T. Morrissey Boulevard Dorchester
41.	Z-11721	8/2/88	Shell Oil Company 141-151 Spring Street, West Roxbury
42.	Z-11722	8/9/88	Robert J. Annese 15-19 McDonald Avenue, Brighton
43.	Z-11723	8/9/88	Bartholomew W. Flynn 860 Adams Street, Dorchester
44.	Z-11724	8/9/88	John J. Cleary 69-71 Oakland Street, Brighton
45.	Z-11725	8/9/88	Kevin J. Lillis 159 West Third Street, South Boston
46.	Z-11726	8/9/88	Goldweitz & Company, Inc. 150-152 Chandler Street, Boston
*47.	Z-11727	8/9/88	Joseph & Gina Mazzotta 261 Metropolitan Avenue, Roslindale
48.	Z-11728	8/9/88	James & Paul Murphy 1024 Dorchester Avenue, Dorchester
49.	Z-11729	8/9/88	George Stamatatos 14 Clive Street, Jamaica Plain

*not included in original submission

BOARD OF APPEAL REFERRALS

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50.	Z-11730	8/9/88	Oscar & Monica Mars 23R Glendale Street, Dorchester
51.	Z-11737	8/9/88	Carlos Castillo 197 Hamilton Street, Dorchester
52.	Z-11738	8/9/88	J. Leveille, J. Auguste, and W. Simplice 51 Fabyan Street, Dorchester
53.	Z-11739	8/9/88	Donald Malloy 10 Westerly Street, Jamaica Plain
54.	Z-11761-11762	7/26/88	Albert Onessimo 102 & 106 Brooks Street, East Boston
55.	Z-11767 POSTPONED	8/2/88	Arthur Hacking 45 Louis Pasteur Avenue, Boston
56.	Z-11813-11814	7/19/88	Field's Corner Community Development Corpora 9-9A Josephine Street & 454-458A Geneva Aven Dorchester
57.	Z-11833	8/2/88	Paul Sullivan Housing Trust 394 Washington STreet, Dorchester
58.	Z-11897	7/26/88	300 Shawmut Avenue Limited 300 Shawmut Avenue, Boston
*59.	Z-11735	8/9/88	Huntington Avenue Development 261-265 Huntington Avenue, Hyde Park
*60.	Z-11668	7/19/88	William Weiss 57-65 Brookside Avenue, Jamaica Plain
*61.	Z-11828	8/9/88	72 Warren Avenue Limited Partnership 4-10 Clarendon Street, Boston

*not included in original submission

Board of Appeal Referrals

7/7/88

Hearing: 7/26/88

Z-11434-11451

Kenneth I. Guscott

40-46 Cheney Street, 36-38 Crawford
Street, 131-141 Homestead Street,

71-73, 89-91 Georgia Street,

32-36 Maple Street, 59-79,

54-62, & 74 Elm Hill Avenue, Roxbury

Site: 16 dwellings

District(s): Apartment (H-1)

Purpose: Change occupancy from 13 to 12, 16 to 15, 20 to
18, 14 to 12, 26 to 24, 5 to 4, 7 to 6, 10 to 9
apartments respectively; remove rear porches.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petitions Z-11434-11451, Kenneth
I. Guscott, 40-46 Cheney Street, 36-38 Crawford
Street, 131-141 Homestead Street, 71-73, 89-91
Georgia Street, 32-36 Maple Street, 59-79, 54-62,
and 74 Elm Hill Avenue, Roxbury, for change of
occupancy from 13 to 12, 16 to 15, 20 to 18, 14
to 12, 26 to 24, 5 to 4, 7 to 6, 10 to 9 apartments
respectively and remove rear porches in an apartment
(H-1) Interim Planning Overlay District, the Boston
Redevelopment Authority recommends approval. Proposal which
has been reviewed by Neighborhood Council is consistent with
goals and objectives of the Roxbury IPOD.

Board of Appeal Referrals - 7/14/88

Hearing: 7/26/88

Z-11607

Whipple Avenue Realty Trust
4040 Washington Street
Roslindale, MA

Site: Vacant Land

District(s): Local Business, (L-.5)

Purpose: Erect 36 units (2 three story walk-up buildings) and 48 surface parking spaces.

Violation(s): Insufficient lot area, useable open space, front yard, side yard and rear yard.
Excessive floor area.
Size of parking spaces.

Voted: In reference to petition No. Z-11607, Whipple Avenue Realty Trust, 4040 Washington Street, Roslindale for seven (7) zoning variances in an L-.5 local business district, the Boston Redevelopment Authority recommends deferral.

Last year the developer proposed a 56 unit project for this site. The BRA voted to defer the proposed project until a new proposal had been developed by the appellant and presented to the Authority and community for review. As a result of this process the development was reduced in size to a 36 unit (all two bedrooms/approximately 864 square feet each) multi-family development. The revised design rearranged the buildings on the site; this move required a new building permit application for the 36 unit project. The proposed development is two thirds the size of the original concept and provides 1.3 parking spaces per unit. However, community opposition to the 36 unit project continues. Some of the concerns which have been raised are:

1. There exists two other multi-family developments nearby (Archdale public housing and Florence Apartments),
2. Sewer capacity,
3. Parking,
4. Density,
5. Open space and
6. The use of dumpsters.

Board of Appeal Referrals

7/14/88

Hearing: 7/26/88 Z-11617
Mario Schiavo
1386 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from sales and installation of
tires to same and repair garage.

Violation(s): Repair garage is conditional use.

VOTED: In reference to petition Z-11617, Mario Schiavo, 1386 Dorchester Avenue, Dorchester, for conditional use for change of occupancy from sale and installation of tires to same and repair garage in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that this use extend to appellant only and expire upon sale, lease, rental, or other disposition of property; that plans be submitted to the Authority for design review approval. Site is located within the Dorchester Avenue Urban Design Study area and the Field's Corner Main Street Program. Existing condition. Auto-related use has existed at this location approximately forty years. Appellant has made significant improvements to make the operation less obtrusive to the surrounding area, therefore not conflicting with planning objectives for Field's Corner area.



Z-11617 1386 DORCHESTER AVE, DOR.

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11649
William C. Casey, Trustee
10-34 Freeport Street
Dorchester

Site: One-story structure

District(s): Industrial (I-2)

Purpose: Change occupancy from warehouse and offices to
commercial laundry facility.

Violation(s): Interim Planning Overlay District.
Restricted parking district.

VOTED: In reference to petition Z-16649, William C. Casey, Trustee, 10-34 Freeport Street, Dorchester, for conditional use for change of occupancy from warehouse and offices to commercial laundry facility in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that plans inclusive of landscaping along edge of facility and parking lot and Freeport Street minimize potential noise and visual impacts, and facade improvements to ensure consistency with design standards outlined in the Dorchester Avenue Urban Design study for the subdistrict be submitted to the Authority for design review approval. Proposed use is consistent and compatible with existing industrial-commercial uses in the area and does not conflict with the Harborpark IPOD land use objectives. Zoning Subcommittee of the Harborpark Advisory Committee has no objections. Appellant has met with representatives of the Columbia-Savin Hill Civic Association, Linden Street Group, and the Freeport Adams Neighborhood Association. Approximately 100 or more parking spaces exist with the facility.



Z-11649 10-34 FREEPORT ST. DOR.

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11650-11651
Mark Rosenberg, Trustee
10-12 Ashford Street
Allston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Combine buildings for four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area and open space.

Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-11650-11651, Mark Rosenberg, Trustee, 10-12 Ashford Street, Allston, for two forbidden uses and eight variances to combine buildings for four apartments in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Structure has functioned as a four-family dwelling for many years. Violations concern pre-Code status of structure. Property is located in the Commonwealth, Brighton Avenues-North Beacon Street IPOD subarea. PZAC recommended deferral until appellant meets with the South Allston Community Association.



Z-11650-51 10-12 ASHFORD ST, ALLSTON

Board of Appeal Referrals

7/14/88

Hearing: 7/26/88

Z-11654
Peter J. Terres
215 Pond Street
Jamaica Plain

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-11654, Peter J. Terres, 215 Pond Street, Jamaica Plain, for three variances to erect one-story rear addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Addition would fill a small space (18 square feet) within footprint of the structure.



Z-11654 215 POND ST, J.P.

Board of Appeal Referrals

7/14/88

Hearing: 7/26/88 Z-11660
John Deligiannides
29-31 Montfern Avenue
Brighton

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side and rear yards.

VOTED: In reference to petition Z-11660, John Deligiannides, 29-31 Montfern Avenue, Brighton, for three variances to enclose rear porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Work is substantially completed. No apparent adverse impacts.



Z-11660 29-31 MONTFERN AVE, BR.

Board of Appeal Referrals

7/14/88

Hearing: 7/26/88 Z-11663-11665
John Guenthner
348 & 352 Walnut Avenue &
3 Ruthven Street, Roxbury

Site: Three 2½-story structures

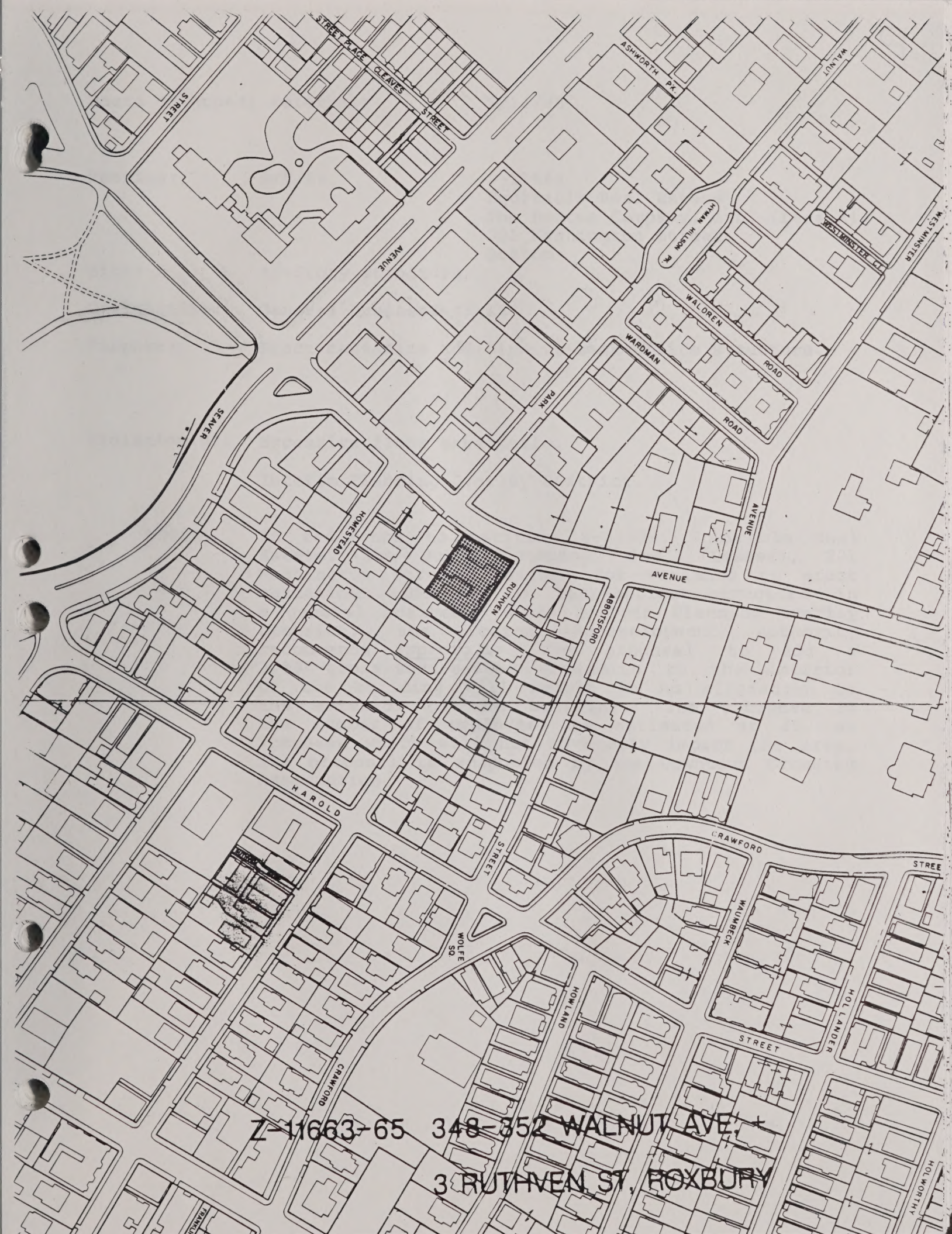
District(s): Apartment (H-1)

Purpose: Subdivide three three-family dwellings.

Violation(s): Insufficient lot area and rear yard.

Excessive floor area ratio.

VOTED: In reference to petitions Z-11663-11665, John Guenthner, 348 & 352 Walnut Avenue & 3 Ruthven Street, Roxbury, for ten variances to subdivide three three-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Properties after subdivision will be consistent with those in the immediate neighborhood. Appellant has met with Neighborhood Council and has reviewed proposal with neighbors.



Z-11663-65 348-352 WALNUT AVE. +
3 RUTHVEN ST. ROXBURY

Board of Appeal Referrals

7/14/88

Hearing: 8/9/88 Z-11669
Equitable Real Estate
The Boston Company, Inc. (Lessee)
201 Washington Street
Boston

Site: 45-Story structure

District(s): General business (B-10)

Purpose: Erect mezzanine addition to bank-office structure.

Violation(s): Excessive floor area ratio.
Interim Planning Overlay District.

VOTED: In reference to petition Z-11669, Equitable Real Estate, The Boston Company, Inc. (Lessee), 201 Washington Street, Boston, for variance to erect mezzanine addition to bank-office structure in a general business (B-10) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The proposal to add a 3,300-gross-square-foot mezzanine to the interior of the building will result in no alteration to the exterior of the building. The increase in the number of employees is estimated at 25, an increase which will not adversely impact the area. The proposal is supported by the Downtown Crossing Association.



Z-11669 201 WASHINGTON ST, BOS

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11671
Joseph Peroncello
37 Sheafe Street
Boston

Site: Four-story structure

District(s): Apartment (H-3-55)

Purpose: Change occupancy from eight to ten apartments;
erect fifth-floor addition.

Violation(s): Dwelling converted for more families is conditional
use.

Excessive floor area ratio.

Restricted roof structure district.

VOTED: In reference to petition Z-11671, Joseph Peroncello, 37 Sheafe Street, Boston, for two conditional uses and variance for change of occupancy from eight to ten apartments and erect fifth-floor addition in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends denial. Additional floor would raise structure to a height above that of adjacent building and block light and air. Increased density will intensify acute parking problems in this congested area. Neighborhood Council is opposed.



2-11671-37 SHEAFE ST BOS

Board of Appeal Referrals

7/14/88

Hearing: 7/26/88 Z-11677-11678
Charles Cooper, Trustee
279-281 D Street
South Boston

Site: Three-story duplex structure

District(s): Apartment (H-1-50)

Purpose: Subdivide two three-family dwellings; legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area and frontage.
Excessive floor area ratio.

VOTED: In reference to petitions Z-11677-11678, Charles Cooper, Trustee, 279-281 D Street, South Boston, for eight variances to subdivide two three-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval of three-family occupancy and denial of subdivision. No record of legal occupancy. Existing condition. Building covers nearly entire lot providing minimal rear yard or open space. Subdivision would excessively reduce square footage of rear yard/open space for each dwelling. Subdivision of substandard lot is inappropriate and inconsistent with existing neighborhood properties.



Z-11677-78, 279-281 D ST, S. BOS

Board of Appeal Referrals

7/14/88

Hearing: 7/26/88

Z-11680
Michael D. Gannon
836 East Third Street
South Boston

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect second-floor addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11680, Michael D. Gannon, 836 East Third Street, South Boston, for variance to erect second-floor addition to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition of second floor will not increase yard deficiency.



Board of Appeal Referrals

7/14/88

Hearing: 7/26/88 Z-11681
Carson Bay Associates
Kenneth T. O'Toole
501-503 East Eighth Street
South Boston

Site: Three-story structure (two-family dwelling and
tavern)

District(s): Apartment (H-1-50)

Purpose: Erect one-story rear addition to tavern.

Violation(s): At variance with previous Board of Appeal decision.
Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-11681, Carson Bay Associates, Kenneth T. O'Toole, 501-503 East Eighth Street, South Boston, for three variances to erect rear addition to tavern in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with community and Authority. Proposed addition would be located within six feet of rear abutter and could create an adverse impact.



Z-11681 501-503 E. EIGHTH ST, S. BOSTON

OLD

HARBOR

Board of Appeal Referrals

7/14/88

Hearing: 7/26/88 Z-11682
Morning Star Baptist Church
George Claiborne
1257 Blue Hill Avenue
Mattapan

Site:

District(s): Local business (L-5)

Purpose: Erect one-story addition to church structure.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-11682, Morning Star Baptist Church, George Claiborne, 1257 Blue Hill Avenue, Mattapan, for variance to erect one-story addition to church structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. Appellant is endeavoring to resolve minimal off-street parking deficiency. Addition is compatible with existing colonial-style church structures.



Z-11682 1257 BLUE HILL AVE. MATTAPAN

Board of Appeal Referrals

7/14/88

Hearing: 7/26/88 Z-11684
Linda L. Warren
33-35 Rosemary Street
Jamaica Plain

Site: Four-story structure

District(s): Residential, three-family (R-.8)

Purpose: Provide accessory parking (three cars).

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-11684, Linda L. Warren, 33-35 Rosemary Street, Jamaica Plain, for extension of nonconforming use to provide accessory parking (three cars) in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that landscaping or fencing be provided to buffer cars from immediate abutting properties. Parking for residents of this property.



Z-11684 33-35 ROSEMARY ST. J.P.

Board of Appeal Referrals

7/14/88

Hearing: 8/9/88 Z-11688
Scotts Food Services, Inc.
30 North Beacon Street
Brighton

Site: One-story structure

District(s): Local business (L-1)

Purpose: Erect one-story addition to restaurant structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11688, Scotts Food Services, Inc., 30 North Beacon Street, Brighton, to erect one-story addition to restaurant structure in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of signage be submitted to the Authority for design review approval. Commonwealth, Brighton Avenues, North Beacon Street IPOD subarea. Minimal 300-square-foot addition is part of substantial renovation of restaurant. PZAC recommends approval.



STANLEY A. RINGER

PLAYGROUND

Z-11688 30 NORTH BEACON ST, BRI.

Board of Appeal Referrals

7/14/88

Hearing: 7/26/88

Z-11689
Edward McDonough
2445 Centre Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two-story rear addition and rear decks to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-11689, Edward McDonough, 2445 Centre Street, West Roxbury, for three variances to erect two-story rear addition and rear decks to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Addition is excessive, insensitive, and incompatible with existing structure and further would increase the visual confusion of the site.



Z-11689 2445 CENTRE ST, W. ROX

Board of Appeal Referrals

7/14/88

Hearing: 7/26/88 Z-11691
William Evans
418 Summer Street
East Boston

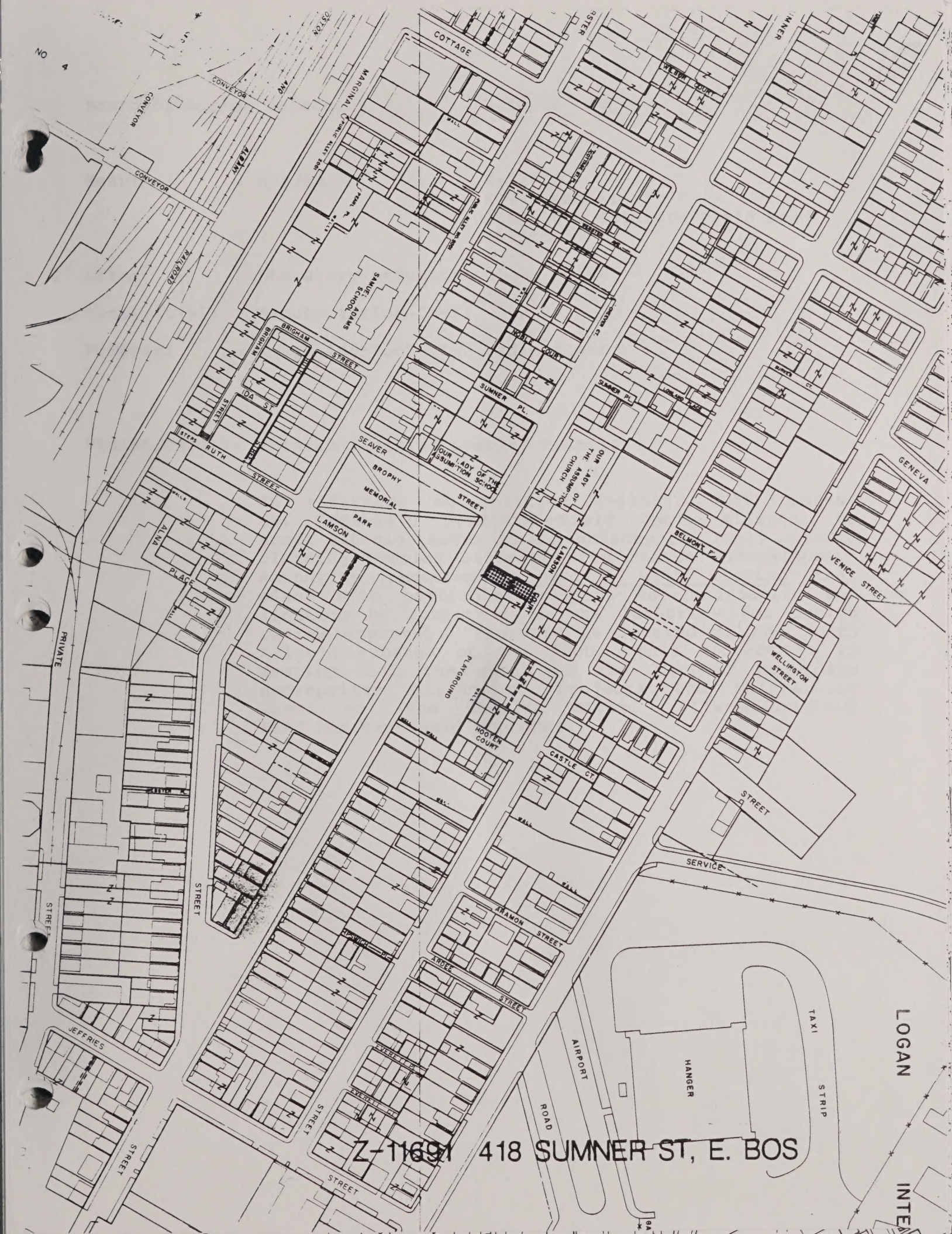
Site: Three-story structure (one-family dwelling)

District(s): Apartment H-1-40)

Purpose: Erect nine-foot high fence.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11691, William Evans, 418 Summer Street, East Boston, for variance to erect nine-foot high fence in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. Slope of property is steep. Fence would align with fences of abutting properties and is not intrusive.



Z-11691 418 SUMNER ST, E. BOS

Hearing: 8/9/88 Z-11692
WQTV Channel 68
1660-1670 Soldiers Field Road
Allston

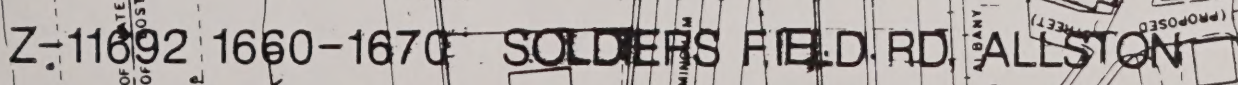
Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect 140-foot high radio tower.

Violation(s): Interim Planning Overlay District.

In reference to petition Z-11692, WQTV Channel 68, 1660-1670 Soldiers Field Road, Allston, to erect 140-high tower in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to landscaping and lighting be submitted to the Authority for design review approval. Property is located in the North Allston subarea of the IPOD. This project is in keeping with the goals of the IPOD of providing appropriate siting of projects and maintaining views to the Charles River. Allston-Brighton PZAC has expressed approval.



Board of Appeal Referrals

7/14/88

Hearing: 7/26/88

Z-11693
Joseph F. Peronlello
36-38 Lewis Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-3-55)

Purpose: Legalize occupancy as six apartments; erect fourth-story addition.

Violation(s): Dwelling converted for more families is conditional use.

Restricted roof structure district.

Excessive floor area ratio.

Insufficient open space and rear yard.

VOTED: In reference to petition Z-11693, Joseph F. Peronlello, 36-38 Lewis Street, Boston, for two conditional uses and three variances to legalize occupancy for six apartments and erect fourth-story addition in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends denial. Proposal would violate architectural integrity of this structure and 40 Lewis Street, which were designed as a unit, increase density in congested neighborhood without providing off-street parking and adversely affect light and air. Neighborhood Council is opposed.



Z-11693 36-38 LEWIS ST. BOS.

Board of Appeal Referrals

7/7/88

21

Hearing: 8/9/88 Z-11694
WGBH Educational Foundation
125 Western Avenue
Brighton

Site: Three-story structure

District(s): Local business (L-2)

Purpose: Erect satellite dish.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11694, WGBH Educational Foundation, 125 Western Avenue, Brighton, to erect satellite dish in a local business (L-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to landscaping be submitted to the Authority for design review approval.



Z-11694 125 WESTERN AVE, BRI

Board of Appeal Referrals

7/14/88

Hearing: 7/26/88 Z-11695
Richard L. Ryan
273-275 Clarendon Street
Boston

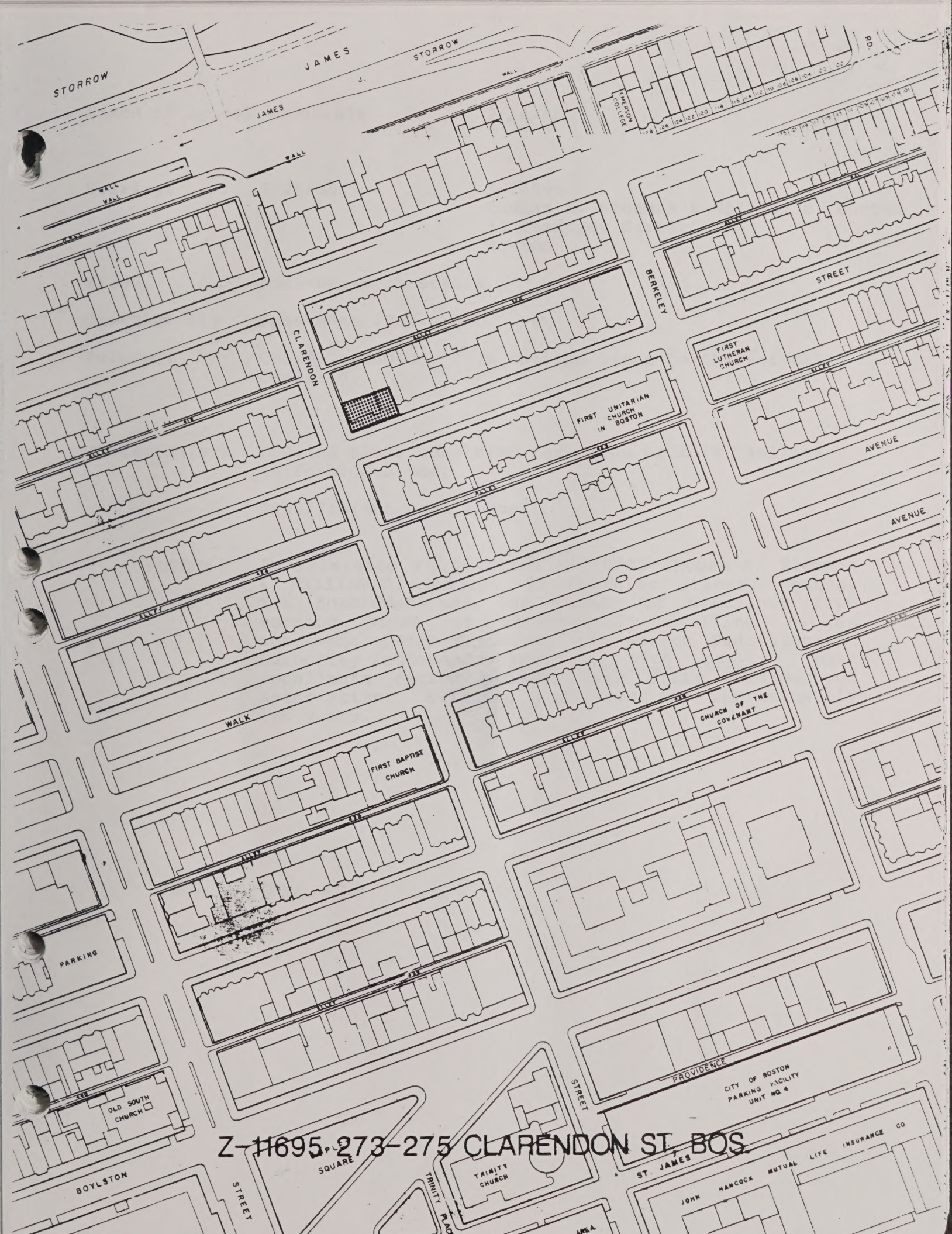
Site: Four-story structure

District(s): Apartment (H-3-65)

Purpose: Erect 6½-foot high fence and deck addition to rest home structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11695, Richard L. Ryan, 273-275 Clarendon Street, Boston, for variance to erect 6½-foot high fence and deck addition to rest home in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial without prejudice. The proponent seeks to erect a fence and a wood deck in the rear of his property, which is located in Subdistrict B of the Downtown IPD. The proponent has not demonstrated that without this variance he would be denied reasonable use of his land. The Neighborhood Association of the Back Bay is in opposition to the granting of this variance. The Back Bay Architectural Commission issued a Certificate of Appropriateness for a similar proposal on October 26, 1987.



Z-11695-273-275 CLARENDON ST, BOS.

Board of Appeal Referrals

7/14/88

Hearing: 7/26/88 Z-11696
Thomas N. Richman & William D. Burton
76 Chandler Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from rooming house to three-family dwelling.

Violation(s): Lodging house converted for three or more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-11696, Thomas N. Richman & William D. Burton, 76 Chandler Street, Boston, for forbidden use for change of occupancy from rooming house to three-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that appellants review project with Ellis Neighborhood Association. Existing condition for approximately ten years.



Board of Appeal Referrals

7/14/88

Hearing: 7/26/88

Z-11697

Mary Ann Carvalho
40 Waldemar Avenue
East Boston

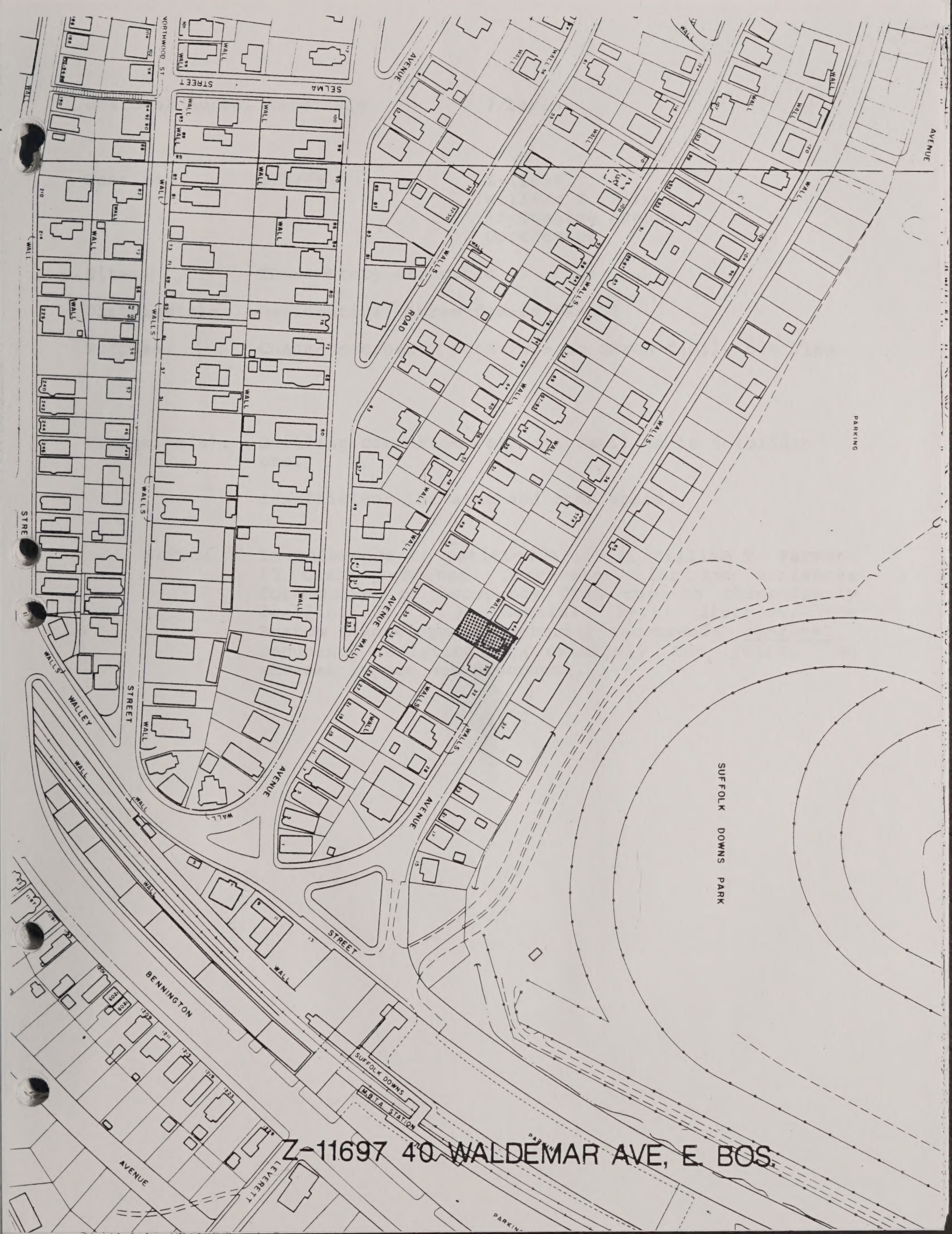
Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect side addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11697, Mary Ann Carvalho, 40 Waldemar Avenue, East Boston, for variance to erect side addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to materials and facade treatments be submitted to the Authority for design review approval. Minimal yard deficiency will not be increased.



Z-11697 40 WALDEMAR AVE, E. BOS.

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88

Z-11698
William T. Farmer
15 Cushing Avenue
Dorchester

Site: Three-story structure

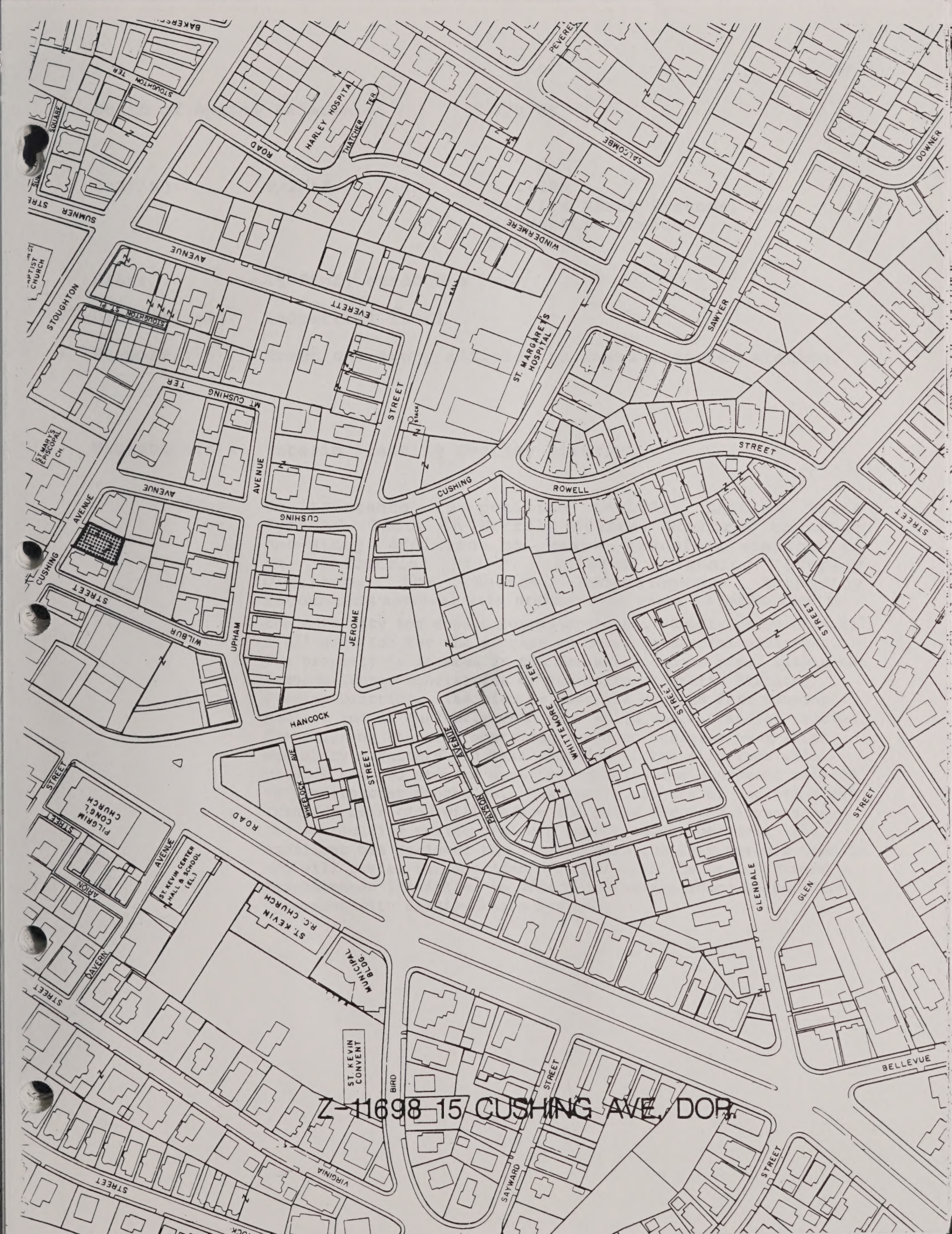
District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11698, William T. Farmer, 15 Cushing Avenue, Dorchester, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy existing approximately ten years. No adverse impact nor precedent.



Z-11698 15 CUSHING AVE, DOR.

Board of Appeal Referrals

7/7/88

26

Hearing: 8/2/88 Z-11699
Laidlaw Waste Systems, Inc.
66 Norfolk Avenue
Roxbury

Site: 1½-Story structure

District(s): Industrial (I-2)

Purpose: Erect one-story addition to waste transfer station.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11699, Laidlaw Waste Systems, Inc., 66 Norfolk Avenue, Roxbury, to erect one-story addition to waste transfer station in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Construction of a 43' X 62' addition for the storage of heavy commercial equipment. The property is located in the Newmarket Square area, within the Hampden-George subdistrict of the Roxbury Interim Planning Overlay District. The site is near the Orchard Park housing project and is currently used as a solid waste transfer station. The existing transfer operation has been enclosed by a large one story structure and this addition to the structure will provide secured storage area for vehicles and equipment related to the transfer operation. The entire project of enclosing the transfer operation will reduce the noise and fume impacts on the surrounding residential and commercial properties. The Appellant has reviewed the project with the Neighborhood Council and will review the addition proposal with the Dudley Street Neighborhood Initiative to affirm the neighborhood cooperation agreement with Laidlaw Waste Systems.



Z-11699 66 NORFOLK AVE, ROX.

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11700
William A. Biseglia, Jr.
38-40 Hale Street
Hyde Park

Site: 9,820 Square feet of land

District(s): Single-family (S-.3)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, frontage, front yard,
and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-11700, William A. Biseglia, Jr., 38-40 Hale Street, Hyde Park, for forbidden use and six variances to erect two-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial without prejudice. Predominantly one-family neighborhood. Proposal is excessive and creates an unwanted precedent.

WRIGHT

COURSE

BEAVER

S T E

TOWNS

1

CHESTNUT

LT. JOSEPH P.
KENNEDY JR.

MEMORIAL SCHOOL

BRAEBURN

WALL

PEABODY

SUN

BOUNDARY

STREET

LINWOOD

ROAD

WALL GREN
HENRY GREN
ELEMENTARY
SCHOOL

Z-11700 38-40 HALE ST. H.P.

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11701
Ronald Heim
1 Hastings Street
West Roxbury

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from six to seven apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

In reference to petition Z-11701, Ronald Heim, 1 Hastings Street, West Roxbury, for forbidden use and three variances for change of occupancy from six to seven apartments in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Conversion would exacerbate existing violations on an already dense site and in a very dense neighborhood. No apparent hardship. Proposed basement apartment establishes a negative precedent and does not promote healthy housing stock.



Z-117011 HASTINGS ST. W. ROX.

Hearing: 8/9/88 Z-11702
Robert L. Marchione
66-68 Seattle Street
Allston

Site: Vacant land

District(s): Manufacturing (M-1)

Purpose: Erect 2½-story office-ware house structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11702, Robert L. Marchione, 66-68 Seattle Street, Allston, to erect 2½-story office-warehouse structure in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. Site is in the Allston Landing subarea. Excessively dense proposal. Off-street parking deficiency is a concern. Only two legal parking spaces are provided on site; remaining fail to meet dimensional and design requirements. Residential neighborhood exists less than one block distant. Allston-Brighton PZAC recommends deferral pending a community meeting.

Z-11702 66-68 SEATTLE ST ALLSTON



Z-11702 66-68 SEATTLE ST, ALLSTON

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11703
Roger & Maxine Teixeira
629 Saratoga Street
East Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose patio area of one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11703, Roger & Maxine Teixeira, 629 Saratoga Street, East Boston, for variance to enclose patio area of one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to materials and facade treatment be submitted to the Authority for design review approval. No negative impact on existing structure nor surrounding properties.



AGLE
OUARE

EAST
BOSTON
EXPRESSWAY

VIENNA
STREET

BOSTON
AND

WILLIAM
F

HIGHWAY

ALBANY

MC CLELLAN

RAILROAD

M.T.A.
STATION

SWIFT
STREET

TERRACE
STREET

PARKING
COURT

C E M E T E R Y

AUBURN
METROPOLITAN

AMITY
STREET

COWPER
STREET

PRESCOTT
STREET

HARMONY
STREET

HORACE
STREET

HOMER
STREET

TRANSIT
STREET

Z-11703 629 SARATOGA ST, E. BOS.

PIPELINE
ENTRY HOUSE

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11709
Felix Lastoria
202 Neponset Valley Parkway
Hyde Park

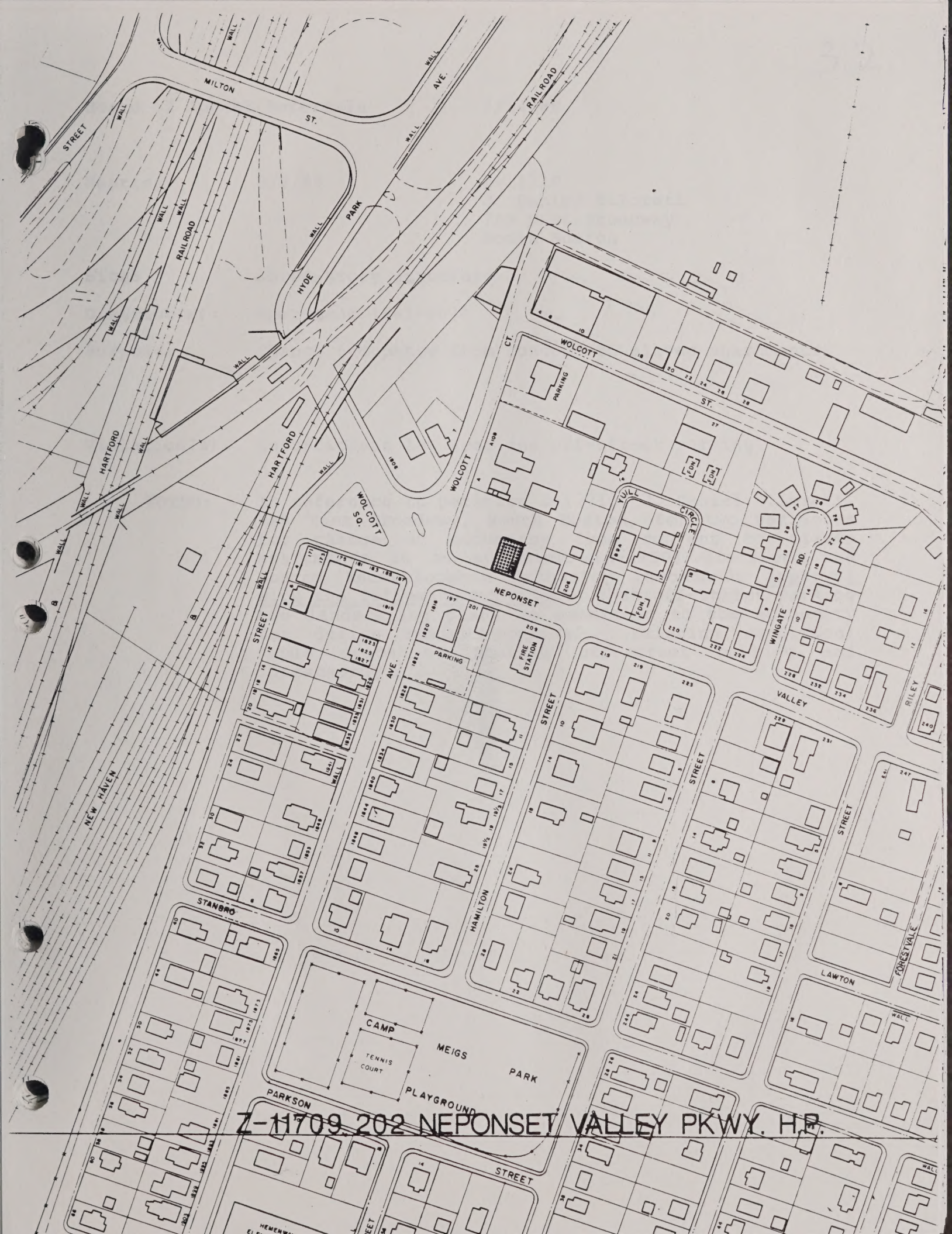
Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from store to restaurant-bakery
(doughnut shop).

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-11709, Felix Lastoria, 202 Neponset Valley Parkway, Hyde Park, for conditional use for change of occupancy from store to restaurant-bakery in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans for sign on front facade be submitted to the Authority for design review approval. Occupancy has existed since 1977 without adverse affect.



Z-11709 202 NEPONSET VALLEY PKWY. H.P.

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88

Z-11710
J. Daniel DiLorati
789 East Broadway
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from convent to eleven apartments.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-11710, J. Daniel DiLorati, 789 East Broadway, South Boston, for two variances for change of occupancy from convent to eleven apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that off-street parking and landscaping plans be submitted to the Authority for design review approval. Existing condition; ample space to provide off-street parking and landscaping.



Z-11710 789 E. BROADWAY, S. BOS

Board of Appeal Referrals

7/14/88

Hearing: 8/12/88 Z-11711
Roxbury Multi-Service Center
250 Columbia Road
Dorchester

Site: Three-story structure

District(s): Local business (L-1)

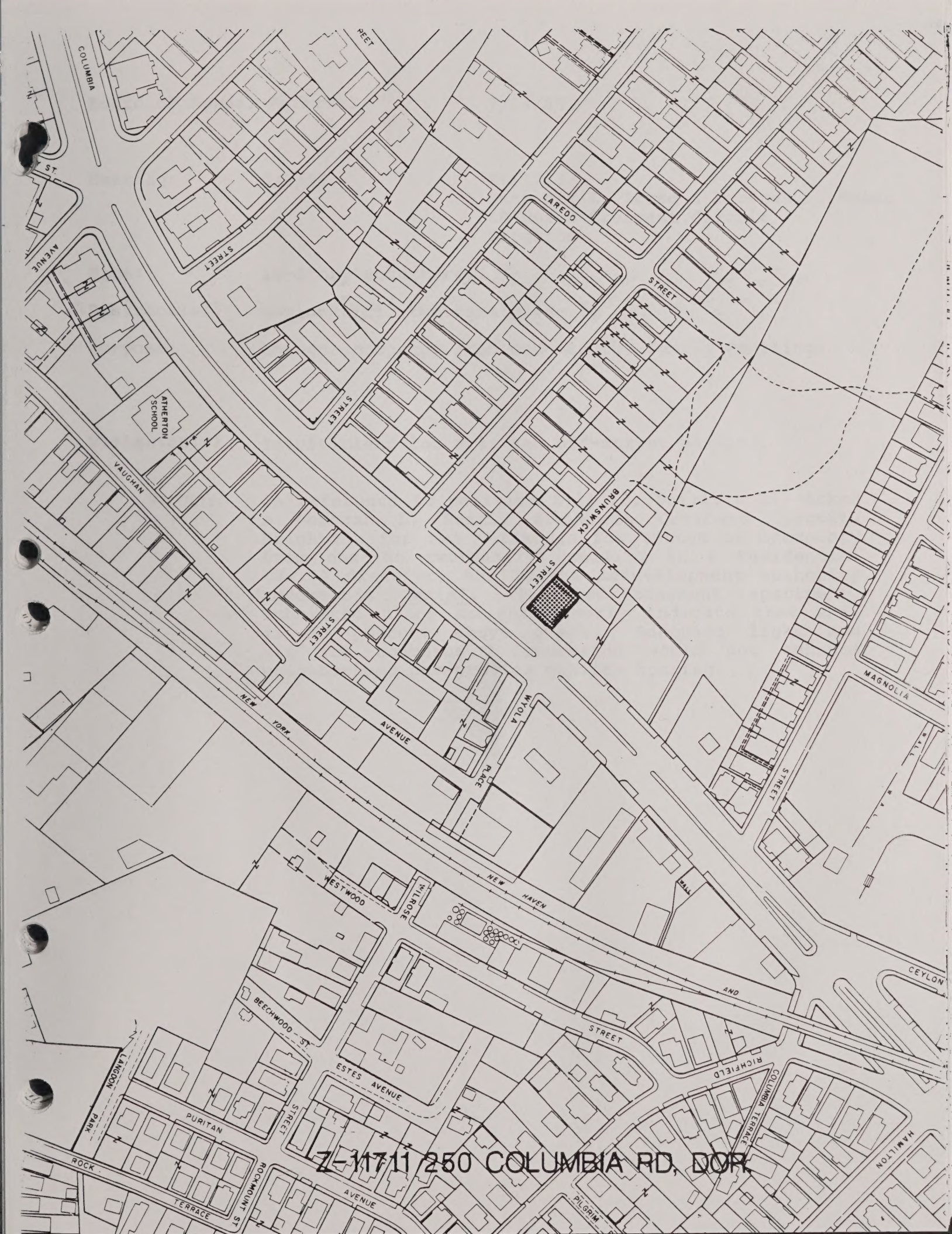
Purpose: Change occupancy from lodging house to family shelter
for 50 persons.

Violation(s): Converted dwelling is forbidden use.

Insufficient lot area and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-11711, Roxbury Multi-Service Center, 250 Columbia Road, Dorchester, for forbidden use and three variances for change of occupancy from lodging house to family shelter for 50 persons in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral. Site is located within the Quincy-Geneva subdistrict of the Roxbury IPOD. Appellant should meet with the Authority and community to address and resolve specific concerns of the project.



Z-11711 250 COLUMBIA RD, DOR.

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11712
Patricia L. Ackad & Deborah L. Rossi
60 North Crescent Circuit
Brighton

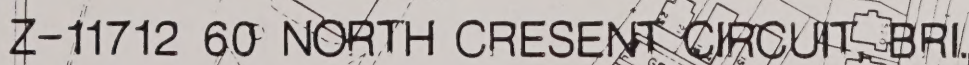
Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-11712, Patricia L. Ackad & Deborah L. Rossi, 60 North Crescent Circuit, Brighton, for two variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed basement apartment. Submitted plans do not clearly indicate that unit is 50 percent above grade. Adequate light and air are concerns. Conversion would not enhance neighborhood nor provide quality housing.



Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11713
South Boston Neighborhood House, Inc.
Paul Crosby, Executive Director
521 East Seventh Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Erect partial third-floor storage addition to settlement house-daycare center structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-11713, South Boston Neighborhood House, Inc., Paul Crosby, Executive Director, 521 East Seventh Street, South Boston, for variance to erect partial third-floor storage addition to settlement house-daycare center structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition over rear ell, 840 square feet, will be used for storage purposes.



Z-11713 521 E. SEVENTH ST, S. BOS.

BEACH

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11715
Everet Hill
164 Glenway Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-11715, Everett Hill, 164 Glenway Street, Dorchester, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans for additional unit be submitted to the Authority for design review approval. Occupancy is compatible with existing properties on street.



Z-11715 164 GLENWAY ST, DOR.

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11717
Alexander J. MacKenzie
43-45 Burton Street
Brighton

Site: 4,975 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, side yard, and off-street parking.

VOTED: In reference to petition Z-11717, Alexander J. MacKenzie, 43-45 Burton Street, Brighton, for four variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Development is compatible with predominantly two-family area.

Z-11717 43-45 BURTON ST, BRI.



Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11718
James L. O'Connor
15-17 Wade Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-story addition to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-11718, James L. O'Connor, 15-17 Wade Street, Brighton, for variance to erect two-story rear addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No apparent impact.



Z-11718 15-17 WADE ST, BRI.

Hearing: 8/2/88 Z-11719
Rocco C. Buttiglieri
4 Fuller Street
Dorchester

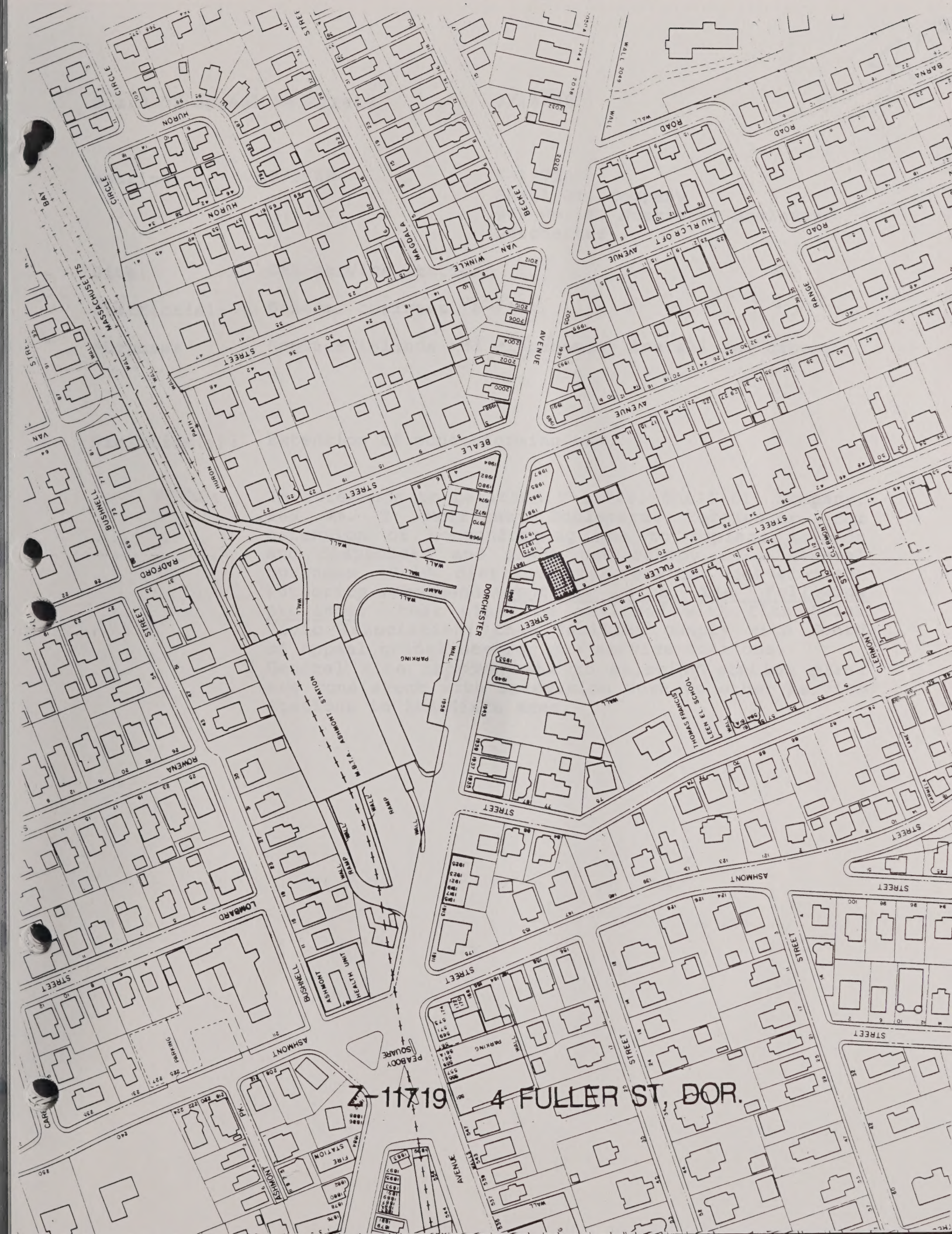
Site: 3,040 Square feet of land

District(s): Local business (L-1) and Residential, three-family (R-.8)

Purpose: Erect three-family modular dwelling.

Violation(s): Insufficient lot area, width, open space, side,
rear yards, and off-street parking.

VOTED: In reference to petition Z-11719, Rocco C. Buttiglieri, 4 Fuller Street, Dorchester, for seven variances to erect three-family modular dwelling in a residential (R-.8) and local business (L-1) districts, the Boston Redevelopment Authority recommends denial. Proposal is excessive. Specific concerns are: adequate buffer from abutting tire company, design reflective of existing residential character of neighborhood siting, and off-street parking. Appellant should review development with neighborhood.



Z-11719 4 FULLER ST, DOR.

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11720
Shell Oil Company
969 Wm. T. Morrissey Boulevard
Dorchester

Site: Gas service station

District(s): General business (B-1)

Purpose: Replace islands and dispensers; install new canopy.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-11720, Shell Oil Company, 969 Wm. T. Morrissey Boulevard, Dorchester, for extension of nonconforming use to replace islands and dispensers and erect new canopy in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be reviewed with Clam Point Civic Association; that facility comply with Board of Appeal guidelines for gas service stations. General site improvements to existing station plans are consistent with renovation work to other service stations in immediate area.



Z-11720 969 WM. T. MORRISSEY BLVD. DOR

Board of Appeal Referrals

7/14/88

41

Hearing: 8/2/88 Z-11721
Shell Oil Company
145-151 Spring Street
West Roxbury

Site: Gas service station

District(s): Local business (L-.5)

Purpose: Install new canopy.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-11721, Shell Oil Company, 145-151 Spring Street, West Roxbury, for two variances to erect new canopy in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that canopy signage plans be submitted to the Authority for design review approval; that facility comply with Board of Appeal guidelines for gas service stations.



Z-11721 145-151 SPRING ST. W. ROX.

Board of Appeal Referrals

7/14/88

42

Hearing: 8/9/88 Z-11722
Robert J. Annese, Trustee
15-19 McDonald Avenue
Brighton

Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from warehouse and office to light manufacturing and office.

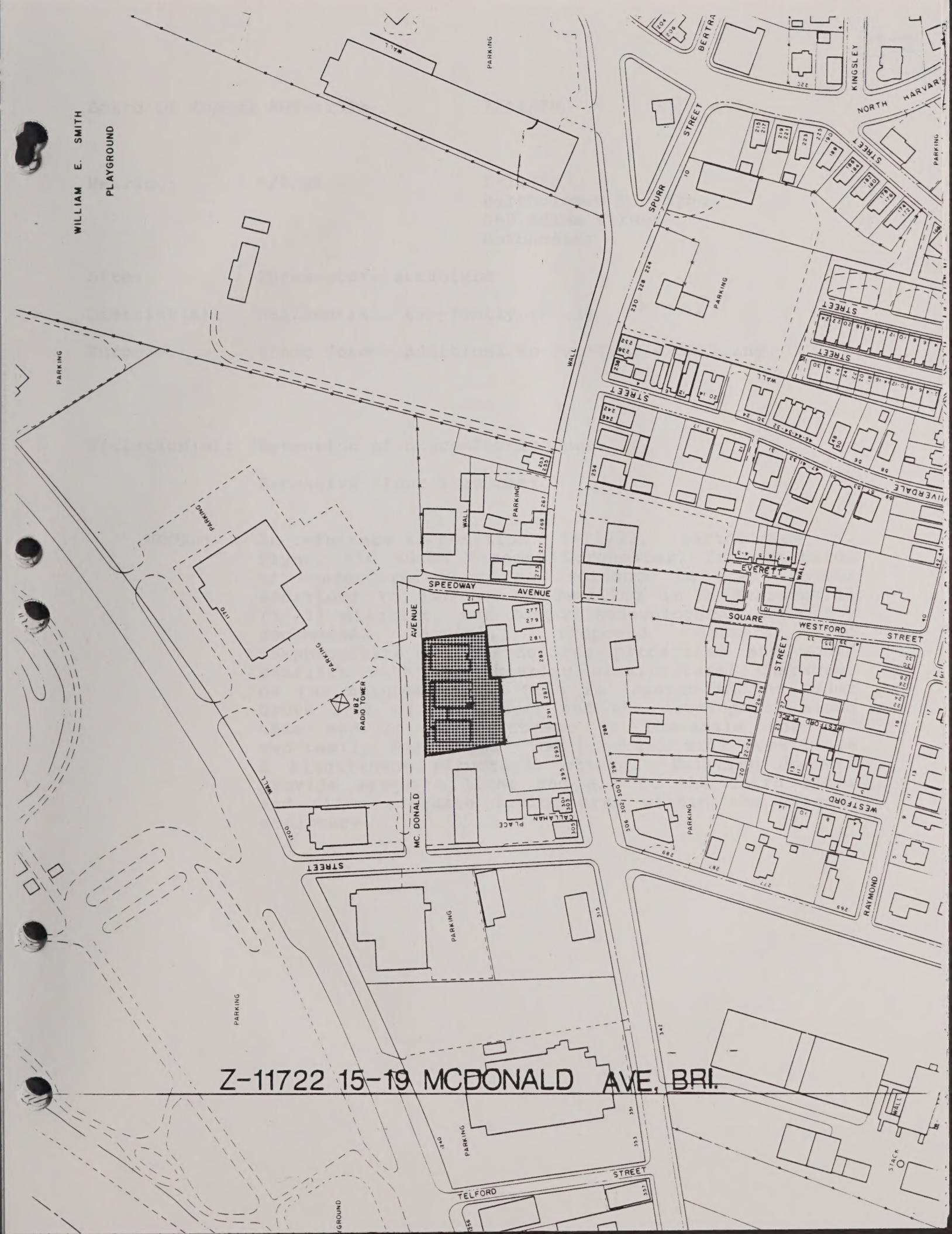
Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11722, Robert J. Annese, Trustee, 15-19 McDonald Avenue, Brighton, for variance for change of occupancy from warehouse and office to light manufacturing and office in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site is located within the North Allston subarea of the IPOD. Manufacturing of small diamond tools is compatible with surrounding area. No alteration of structure only installation of light machinery. PZAC recommends approval.

WILLIAM E. SMITH
PLAYGROUND

Z-11722 15-19 MCDONALD AVE. BRI.



Board of Appeal Referrals

7/14/88

Hearing: 8/9/88 Z-11723
Bartholomew W. Flynn
860 Adams street
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect dormer additions to two-family dwelling.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

VOTED: In reference to petition Z-11723, Bartholomew W. Flynn, 860 Adams Street, Dorchester, for extension of nonconforming use and variance to erect dormer additions to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed dormers are inappropriate to surrounding properties and would conflict with the existing architectural character of the neighborhood. Site is located in the Cedar Grove area of Dorchester and the development along this end of Adams Street is low-scale one- and two-family dwellings. The proposal will constitute a significant structural change. Existing dormers provide adequate light and air to the third floor and allow adequate living area within the present structure.



Z-11723 860 ADAMS ST, DOR.

Hearing: 8/9/88 Z-11724
John J. Cleary
69-71 Oakland Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-11724, John J. Cleary, 69-71 Oakland Street, Brighton, for forbidden use and variance to legalize occupancy for three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that occupancy be limited to two-family dwelling. No record of legal occupancy. Predominantly two-family street. Structure has been occupied as a two-family dwelling for many years. Oakland Street is a narrow, one-way with constricted on-street parking. Basement apartment would be an excessive and inappropriate occupancy.



7-11724 69-71 OAKLAND ST, BRI.

Board of Appeal Referrals

7/14/88

Hearing: 8/9/88 Z-11725
Kevin J. Lillis
159 West Third Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

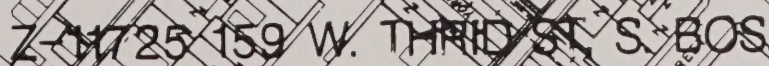
Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Insufficient lot area.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-11725, Kevin J. Lillis, 159 West Third Street, South Boston, for three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Proposed 615-square-foot basement studio apartment. Plans indicate a substandard front window as only source of light and air. Four-family dwelling is inconsistent with immediate area.



Board of Appeal Referrals

7/14/88

Hearing: 8/9/88 Z-11726
Goldweitz & Company, Inc.
150-152 Chandler Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Legalize occupancy as nine apartments.

Violation(s): Insufficient open space and off-street parking.

VOTED: In reference to petition Z-11726, Goldweitz & Company, Inc., 150-152 Chandler Street, Boston, for two variances to legalize occupancy for nine apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that project be reviewed with Ellis Neighborhood Association. No record of legal occupancy. Existing condition since 1973.



Z-11726 150-152 CHANDLER ST, BOS

Board of Appeal Referrals

7/14/88

Hearing: 8/9/88 Z-11727
Joseph & Gina Mazzotta
261 Metropolitan Avenue
Roslindale

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect right side addition to three-family dwelling.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-11727, Joseph & Gina Mazzotta, 261 Metropolitan Avenue, Roslindale, for extension of nonconforming use to erect side addition to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition would add less than 700 square feet to structure, approximately 4 percent of lot area, 17,104 square feet.



Hearing: 8/9/88 Z-11728
James Murphy
1024 Dorchester Avenue
Dorchester

Site: Vacant land

District(s): Local business (L-.5)

Purpose: Use premises for ancillary parking for 19 cars.

Violation(s): Parking lot and ancillary parking are conditional
uses.

VOTED: In refernce to petition Z-11729, James Murphy,
1024 Dorchester Avenue, Dorchester, for conditional
uses for use of premises for ancillary parking
of 19 cars in a local business (L-.5) district,
the Boston Redevelopment Authority recommends
approval with proviso that plans be submitted to
the Authority for design review approval. Ancillary
parking for Murphy Funeral Home and parishioners
of St. William's Church. At present, the funeral
home has no parking facilities requiring visitors
to park along Dorchester Avenue and residential
side streets. Proposal will provide a needed benefit
and replace a vacant lot along a commercial corridor.



Z-11728 1024 DORCHESTER AVE, DOR.

Board of Appeal Referrals

7/14/88

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Hearing: 8/9/88 Z-11729
George Stamatatos
14 Clive Street
Jamaica Plain

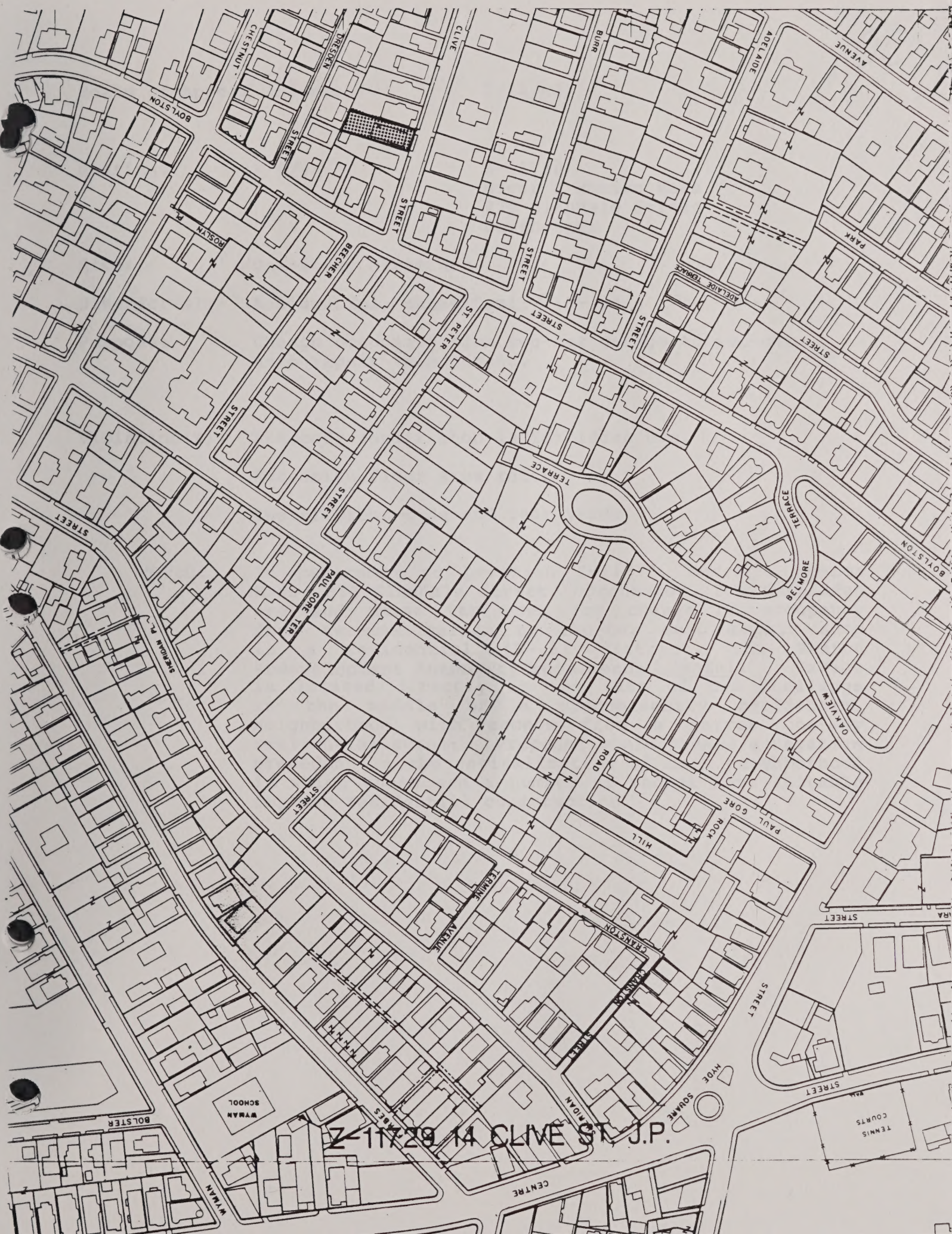
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side yard.

VOTED: In reference to petition Z-11729, George Stamatatos, 14 Clive Street, Jamaica Plain, for two variances to enclose rear porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition. No adverse effects.



Z-11729 14 CLIVE ST. J.P.

Board of Appeal Referrals

7/14/88

50

Hearing: 8/9/88. Z-11730
Oscar & Monica Mars
23R Glendale Street
Dorchester

Site: One-story structure

District(s): Residential, three-family (R-.8)

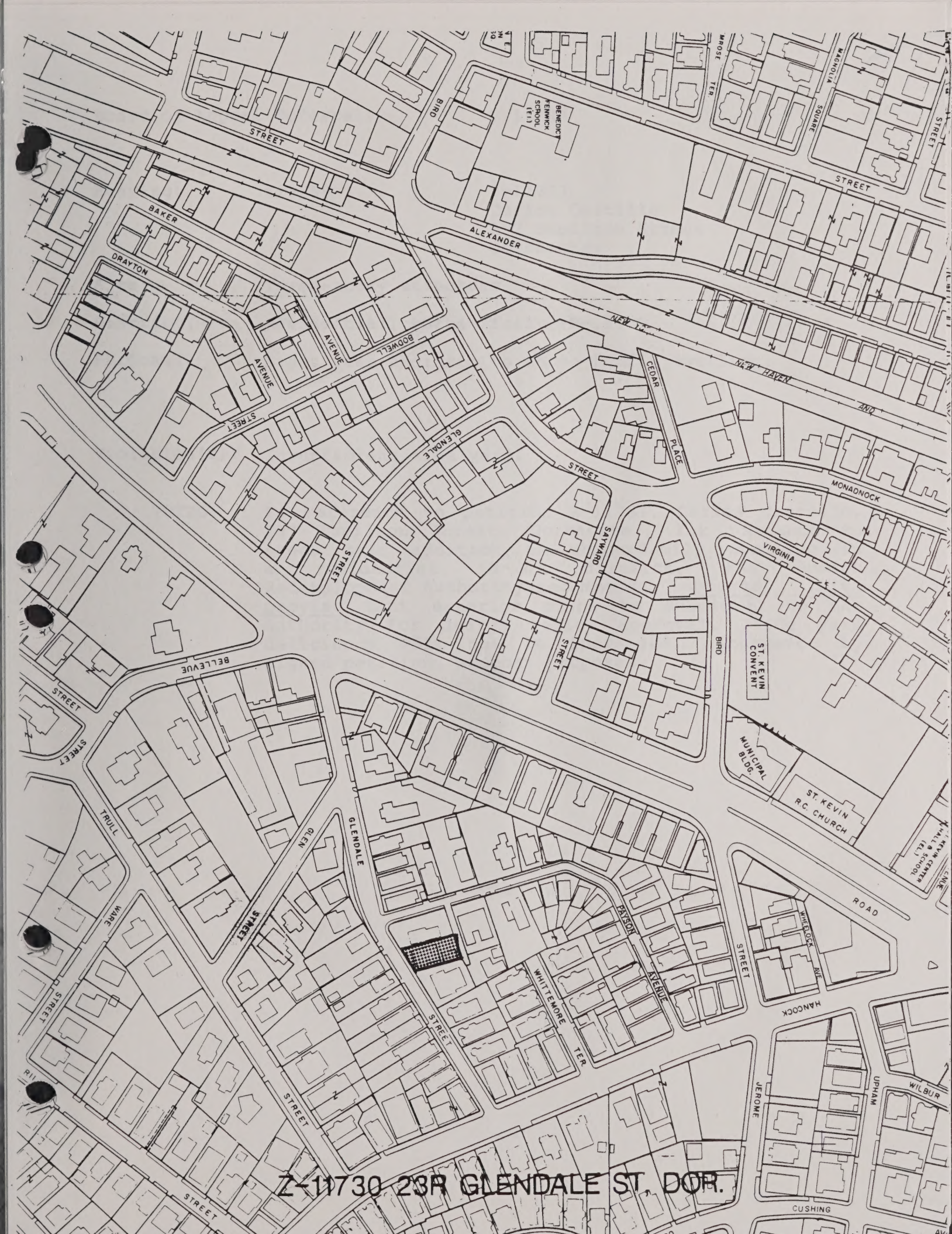
Purpose: Change occupancy from two-car garage to two-car
auto repair shop garage.

Violation(s): Autobody repair shop is forbidden use.

Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-11730, Oscar & Monica Mars, 23R Glendale Street, Dorchester, for forbidden use and three variances for change of occupancy from two-car garage to two-car auto repair shop in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Garage is located directly to the rear of two dwellings in the middle of a predominantly residential neighborhood with access from a narrow one-way residential street. Proposal would create a negative precedent in the revitalization of this neighborhood in which there are a number of vacant lots suitable for new residential construction.



Z-11730 238 GLENDALE ST, DOR.

Board of Appeal Referrals

7/14/88

Hearing: 8/9/88

Z-11737
Carlos Castillo
197 Hamilton Street
Dorchester

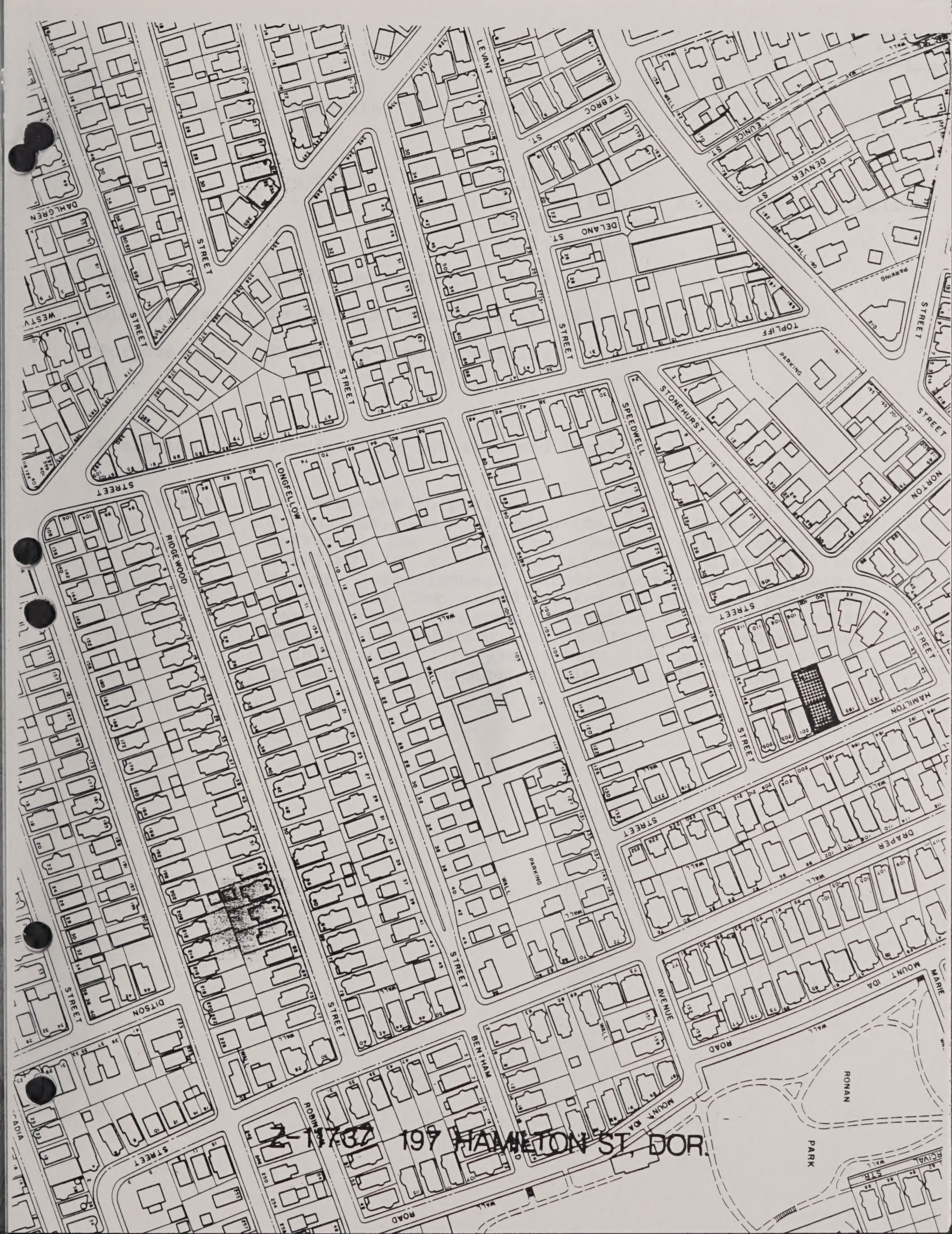
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect rear addition to three-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-11737, Carlos Castillo, 197 Hamilton Street, Dorchester, for variance to erect rear addition to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Side yard deficiency will not be increased. Abutters, by signed petition, support proposal.



Board of Appeal Referrals

7/14/88

Hearing: 8/9/88 Z-11738
J. Leveille, J. Auguste, & W. Simplicie
51 Fabyan Street
Mattapan

Site: 3,192 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and front yard.

VOTED: In reference to petition Z-11738, J. Leveille, J. Auguste, and W. Simplicie, 51 Fabyan Street, Mattapan, for three variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Substandard lot would create a negative precedent for lot size in the neighborhood. Proposed structure does not enhance or conform to surrounding architecture. Fabyan Street is narrow and not conducive to increased parking and congestion.

Z-11738 51 FABYAN ST, MATAPAN

Board of Appeal Referrals

7/14/88

53

Hearing: 8/9/88

Z-11739
Donald Malloy
10 Westerly Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-11739, Donald Malloy, 10 Westerly Street, Jamaica Plain, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that appellant clean lot and subsequently maintain property in an orderly and clean condition. Three-family dwelling is compatible with residential character of neighborhood.

Hearing: 7/26/88 Z-11761-11762
Albert Onessimo
102 & 106 Brooks Street
East Boston

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect two two-family dwellings.

Violation(s): Insufficient lot area, open space, and rear yard.
Excessive floor area ratio.

VOTED: In reference to petitions Z-11761-11762, Albert Onessimo, 102 & 106 Brooks Street, East Boston, for ten variances to erect two two-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. Specific concerns are: off-street parking and siting. Most important, the appellant must secure community input as project will have a large impact on immediate abutters and general neighborhood.



Z-11761-62 BROOKS ST, E. BOS

Board of Appeal Referrals

7/14/88

Hearing: 8/2/88 Z-11767
Emmanuel College (Owner)
Children's Medical Center (Trustees)
Beth Israel Hospital
45 Avenue Louis Pasteur
Boston

Site: Parking lot

District(s): Apartment (H-2)

Purpose: Erect parking deck over existing parking lot.

Violation(s): Parking lot is conditional use.
Restricted parking district.
Insufficient side yard.

VOTED:

POSTPONED

Board of Appeal Referrals

7/14/88

56

Hearing: 7/19/88

Z-11813-11814

Field's Corner Community Development Corporation

9-9A Josephine Street &

454-458A Geneva Avenue

Site: 16,771 Square feet of land Dorchester

District(s): Residential, three-family (R-.8) and Local business (L-.5)

Purpose: Erect two- and six-unit townhouse structures.

Violation(s): Insufficient lot area, width, frontage, open space, rear yard, and off-street parking.

VOTED: In reference to petitions Z-11813-11814, Field's Corner Community Development Corporation, 9-9A Josephine Street & 454-458A Geneva Avenue, Dorchester, for seven variances to erect two- and six-unit townhouse structures in a residential (R-.8) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal will provide needed family housing units and remove an eyesore and hazard to the community.



2-11813-11814

9 JOSEPHINE ST,
454-458 GENEVA AVE, DOR.

Board of Appeal Referrals

7/14/88

57

Hearing: 8/2/88 Z-11833
Paul Sullivan Housing Trust
394 Washington Street
Dorchester

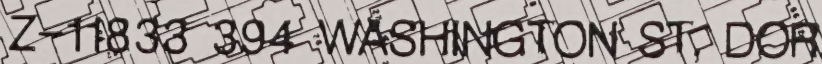
Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from funeral home and one-family dwelling to lodging house and one apartment.

Violation(s): Lodging house is conditional use.
Insufficient off-street parking.

VOTED: In reference to petition Z-11833, Paul Sullivan Housing Trust, 394 Washington Street, Dorchester, for conditional use and variance for change of occupancy from funeral home and one-family dwelling to lodging house and one apartment in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that Codman Square Neighborhood Council review and approve plans; that use extend to appellant only and expire upon sale, lease, rental, or other disposition of property. Project will provide much needed low-income facilities in the area.



Board of Appeal Referrals

7/14/88

Hearing:

Z-11897

300 Shawmut Avenue Limited Partnership
300 Shawmut Avenue
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from lodging house to lodging house (15 lodgers) and one apartment; erect dormer addition.

Violation(s): Accessory apartment is conditional use.

Extension of nonconforming use.

Restricted roof structure district.

VOTED: In reference to petition Z-11897, 300 Shawmut Avenue Limited Partnership, 300 Shawmut Avenue, Boston, for two conditional uses and extension of nonconforming use for change of occupancy from lodging house to lodging house (15 lodgers) and one apartment; erect dormer addition in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval. There is a significant need to retain existing lodging houses in the South End. Appellant has reviewed project with Shawmut Avenue, Eight Streets, and Bradford Street Neighborhood Associations and will seek support of the South End Historical Society.

Board of Appeal Referrals: 7/14/88

Hearing: 8/9/88 Z-11735
Huntington Ave. Dev.
261-265 Huntington Ave.
Hyde Park, MA

Site: 33,690 s.f. vacant parcel

District: Single Family (S-.5)

Purpose: Erect twelve (12) townhouse units (2 1/2-story) in
two buildings with seventeen (17) parking spaces.

Violations: Multi-family dwelling is forbidden use.
Lot area is insufficient.

VOTED: In reference to petition Z-11735 Huntington Avenue
Development for forbidden use and variance in a
single family (S-.5) district, the Boston
Redevelopment Authority recommends deferral.

The developer has not yet documented any contact
with abutters or neighbors regarding the current
development plan. Neighbors opposed a prior
development plan (Z-10433, 9/3/87, Denial without
Prejudice) because of density and site plan
concerns. Neighbors objected to the development
of attached townhouse units in a neighborhood
dominated by single family detached homes.

The developer plans to hold a formal community
meeting to review the project in cooperation with
the Mayor's Office of Neighborhood Services.
Authority concerns with the proposed site plan
will be addressed at this time.

Board of Appeal Referrals - 7/14/88

Hearing: 7/19/88 Z-11668
Brookside Realty Trust
57-65 Brookside Avenue
Jamaica Plain

Site: Existing industrial building

District(s): Manufacturing, (M-1)

Purpose: Erect new three story multi-family building with thirty (30) apartments and thirty-nine (39) parking spaces.

Violations: Conditional use.
Height.
Insufficient usable open space.
Insufficient front, side and rear yards.
Off-street parking (two).

VOTED: In reference to petition Z-11668, Brookside Realty Trust 57-65 Brookside Avenue, Jamaica Plain, for conditional use permit and seven variances to erect two new three-story buildings with a total of thirty units and thirty-nine parking spaces in a Manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral.

The Economic Development Industrial Corporation (EDIC), in conjunction with the Neighborhood Council's subcommittee on Planning and Zoning, is in the midst of a land-use analysis for the Stony Brook Neighborhood. Due to the existence, size and proximity of three additional possible development parcels, a statement of policy is needed from both organizations regarding the changing of land uses from manufacturing to residential in this community. Also a meeting has been scheduled of the Brookside Neighborhood Association to further discuss this issue. Additional time is required to fully consider the positions of the EDIC, the Neighborhood Council and the Brookside Neighborhood Association on the change of land uses in this area and on the merits of this particular proposal.

Board of Appeal Referrals

7/14/88

Hearing: 8/9/88 Z-11828
418 Clarendon Street &
72 Warren Avenue Limited Partnership
4-10 Clarendon Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from six apartments and two offices to six apartments, office, assembly manufacturing, and retail of picture frames.

Violation(s): Manufacture, assembly, and retail of picture frames is forbidden use.

VOTED: In reference to petition Z-11828, 418 Clarendon Street & 72 Warren Avenue Limited Partnership, 4-10 Clarendon Street, Boston, for two forbidden uses for change of occupancy from six apartments and two offices to six apartments, office, manufacturing, assembly and retail of picture frames in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Proposal, which would replace a former commercial use, would provide beneficial service to neighborhood. No exterior alterations.

